

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: BAXTER
Local Government Number: 50G462

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
BAXTER URBAN RENEWAL	50001	10

TIF Debt Outstanding: 1,392,518

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	180,810	78,266	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	251,873
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	251,873

Rebate Expenditures:	0
Non-Rebate Expenditures:	278,365
Returned to County Treasurer:	0
Total Expenditures:	278,365

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	154,318	77,156	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 959,835

Urban Renewal Area Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL
 UR Area Number: 50001
 UR Area Creation Date: 04/1990

Primary objective is to expand residential, commercial, and industrial development and the creation of new employment opportunities. To help develop a sound economic base that will serve as a foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BAXTER CITY/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM	50119	50120	6,895,934
BAXTER CITY/BAXTER SCH/BAXTER UR 1993 AMENDMENT #1 TIF INCREM	50145	50146	0
BAXTER CITY/AG/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM	50200	50201	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #2 TIF INCREM	50208	50209	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM	50210	50211	0
BAXTER CITY/AG/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM	50212	50213	0
BAXTER CITY/BAXTER SCH/BAXTER UR 1998 AMENDMENT #4 TIF INCREM	50238	50239	0
BAXTER CITY/AG/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM	50265	50266	0
BAXTER CITY/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM	50267	50268	0
INDEPENDENCE TWP/BAXTER SCH/WEST MALAKA CONTRACTED FIRE/BAXTER CITY UR 2010 AMENDMENT #6 INCREM	50396	50397	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,097,830	2,048,490	21,500	0	-24,076	13,143,744	0	13,143,744
Taxable	0	6,185,197	1,843,641	19,350	0	-24,076	8,024,112	0	8,024,112
Homestead Credits									73

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **180,810** **78,266** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 251,873
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 251,873

Rebate Expenditures: 0
 Non-Rebate Expenditures: 278,365
 Returned to County Treasurer: 0
Total Expenditures: 278,365

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **154,318** **77,156** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For BAXTER URBAN RENEWAL

Storm Wtr. Improve. Project

Description:	Finance Storm Water Improvement Project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Commercial Bldg. Project

Description:	Construction of Main St. commercial bldg.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

West Field Horizons Phase III

Description:	Development of infrastructure for residential lots
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Commercial Bldg. Purchase

Description:	Purchase for Medical Clinic/Pol.Station
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Wellness Center Upgrades

Description:	Finance community wellness center upgrades Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Trailer Park Purch.Agree.

Description:	Legal Fees for Purchase of Trailer Park
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

IMPACT Comm.Action Alloc. L-M

Description:	Allocation to IMPACT Comm.Prog. for L-M
Classification:	Administrative expenses
Physically Complete:	Yes

Debts/Obligations For BAXTER URBAN RENEWAL

GO Bond Storm Wtr.Improve.Proj.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	829,305
Interest:	195,660
Total:	1,024,965
Annual Appropriation?:	No
Date Incurred:	02/17/2010
FY of Last Payment:	2029

BEDC/Main St. Commercial Bldg.

Debt/Obligation Type:	Other Debt
Principal:	136,998
Interest:	6,812
Total:	143,810
Annual Appropriation?:	No
Date Incurred:	12/31/2012
FY of Last Payment:	2016

BEDC/WFH Phase III-Res.Lots

Debt/Obligation Type:	Other Debt
Principal:	91,229
Interest:	2,081
Total:	93,310
Annual Appropriation?:	No
Date Incurred:	12/31/2012
FY of Last Payment:	2016

Med.Clinic/Pol.Station Bldg.

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	110,000
Interest:	13,109
Total:	123,109
Annual Appropriation?:	No
Date Incurred:	12/30/2013
FY of Last Payment:	2018

Wellness Center Upgrades

Debt/Obligation Type:	Other Debt
Principal:	2,500
Interest:	0
Total:	2,500
Annual Appropriation?:	No
Date Incurred:	06/22/2016
FY of Last Payment:	2016

Trailer Park Purch. Agree.

Debt/Obligation Type:	Other Debt
Principal:	3,714
Interest:	0
Total:	3,714
Annual Appropriation?:	No
Date Incurred:	07/14/2015
FY of Last Payment:	2016

IMPACT Comm.Action Alloc. L-M

Debt/Obligation Type:	Other Debt
Principal:	1,110
Interest:	0
Total:	1,110
Annual Appropriation?:	No
Date Incurred:	04/08/2016
FY of Last Payment:	2016

Non-Rebates For BAXTER URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Med.Clinic/Pol.Station Bldg.
Tied To Project:	Commercial Bldg. Purchase
TIF Expenditure Amount:	143,810
Tied To Debt:	BEDC/Main St. Commercial Bldg.
Tied To Project:	Commercial Bldg. Project
TIF Expenditure Amount:	53,809
Tied To Debt:	BEDC/WFH Phase III-Res.Lots
Tied To Project:	West Field Horizons Phase III
TIF Expenditure Amount:	73,422
Tied To Debt:	GO Bond Storm Wtr.Improve.Proj.
Tied To Project:	Storm Wtr. Improve. Project
TIF Expenditure Amount:	2,500
Tied To Debt:	Wellness Center Upgrades
Tied To Project:	Wellness Center Upgrades
TIF Expenditure Amount:	3,714
Tied To Debt:	Trailer Park Purch. Agree.
Tied To Project:	Trailer Park Purch.Agree.
TIF Expenditure Amount:	1,110
Tied To Debt:	IMPACT Comm.Action Alloc. L-M
Tied To Project:	IMPACT Comm.Action Alloc. L-M

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

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TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 50120
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1990

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,097,830	2,048,490	21,500	0	-24,076	13,143,744	0	13,143,744
Taxable	0	6,185,197	1,843,641	19,350	0	-24,076	8,024,112	0	8,024,112
Homestead Credits									73

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,471,000	8,024,112	6,895,934	1,128,178	38,962

FY 2016 TIF Revenue Received: 251,873

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 1993 AMENDMENT #1 TIF INCREM
 TIF Taxing District Inc. Number: 50146
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	484,267	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY AG/BAXTER SCH/BAXTER UR ORIG DIST TIF INCREM
 TIF Taxing District Inc. Number: 50201

TIF Taxing District Base Year:	1989	UR Designation
FY TIF Revenue First Received:	2004	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 04/1990

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	63,533	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BAXTER (50G462)
 Urban Renewal Area: BAXTER URBAN RENEWAL (50001)
 TIF Taxing District Name: BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #2 TIF INCREM
 TIF Taxing District Inc. Number: 50209

TIF Taxing District Base Year:	1993	UR Designation
FY TIF Revenue First Received:	2001	Slum 04/1994
Subject to a Statutory end date?	No	Blighted No
		Economic Development 04/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	64,116	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM
TIF Taxing District Inc. Number:	50211
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,636,565	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY AG/BAXTER SCH/BAXTER UR 1994 AMENDMENT #3 TIF INCREM
TIF Taxing District Inc. Number:	50213
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	14,982	0	0	0	0

FY 2016 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 1998 AMENDMENT #4 TIF INCREM
TIF Taxing District Inc. Number:	50239
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1998

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY AG/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM
TIF Taxing District Inc. Number:	50266
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2000

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	75,580	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	BAXTER CITY/BAXTER SCH/BAXTER UR 2000 AMENDMENT #5 TIF INCREM
TIF Taxing District Inc. Number:	50268
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2000

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	BAXTER (50G462)
Urban Renewal Area:	BAXTER URBAN RENEWAL (50001)
TIF Taxing District Name:	INDEPENDENCE TWP/BAXTER SCH/WEST MALAKA CONTRACTED FIRE/BAXTER CITY UR 2010 AMENDMENT #6 INCREM
TIF Taxing District Inc. Number:	50397
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2010

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0